

**Board of Supervisors Hearing Date: May 26, 2009**

**Case Summary: Project No. R2007-02104-(4) (Conditional Use Permit)**

**Project Applicant: Jason Kozora, Trillium Telecom SVC on behalf of T-Mobile USA, Inc.**

**RPC Hearing Date: February 4, 2009**

**Synopsis**

The applicant has received approval from the Regional Planning Commission for a request to authorize the construction, operation and maintenance of a wireless telecommunication facility (WTF) consisting of (12) antennas mounted on the legs of an existing 151-ft. Southern California Edison lattice tower with associated equipment situated at the base within a 300 sq. ft. lease area located between South Frame Avenue and South Holmes Circle, APN-8289-019-803, within the Hacienda Heights Zoned District. The project is eligible for a Class 3 Categorical Exemption for the installation of small new equipment and facilities in small structures. The project was also previously approved at the September 8, 2008 hearing officer meeting held at the Steinmetz Senior Center in Hacienda Heights.

The subject property is on a 15 acre lot of vacant, open space land approximately 150-feet from the closest single-family residential property. Single-family residences surround the project in all directions. There is another existing Southern California Edison lattice tower approximately 60-ft from the project site with power transmission lines. The proposed project is composed of (12) panel antennas (4 per sector, 3 sectors total) to be mounted on the riser legs of an existing lattice tower. Two sectors of the panel antennas are at 42-feet and the third is at 50-feet. There are (4) proposed associated equipment cabinets with a new GPS antenna located at the northern portion adjacent to the existing lattice tower surrounded by a new 6-feet high enclosed block wall within the 300 sq. ft. leasehold area. Access to the subject property is from South Frame Avenue. The proposed project is subject to the provision of one parking space for the purpose of the once a month maintenance visit. South Frame Avenue has sufficient space to allow for the temporary parking of a maintenance vehicle.

The property on which the proposed project is to be located is within the A-2 (Heavy-Agricultural) zone. Title 22 of the Los Angeles County Code Zoning Ordinance does not specify Wireless Telecommunication Facilities (WTF) as a land use. The land use most closely corresponding to a WTF specified in the Zoning Ordinance is a radio or television tower. Under Section 22.24.100 of the Zoning Ordinance, radio or television towers are permitted uses in A-2 (Heavy Agricultural) zone, with an approved conditional use permit.

The subject property is located within the O (Open Space) classification of the Hacienda Heights Community Plan. The intent of this land use classification is for the

conservation of open space for parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements. There are no specific policies related to wireless telecommunication facilities in the Hacienda Heights Community Plan. The placement of the facility on an existing Southern California Edison lattice tower in a right-a-way allows for a greater distance separation from surrounding residences and limits the need for new pole structures within the community

### **Project Proponents**

Staff received two e-mails in support of the project.

### **Project Opposition**

Staff received four phone calls and thirty-two letters of opposition in the form of a petition with signatures, from the area's residents opposing the project. In general, they oppose the project based on property values and health concerns.

### **Issues**

Opponents to this project have raised the following concerns:

- The project would diminish property values and have aesthetic impacts throughout the surrounding neighborhood.
- Potential health concerns regarding the cumulative health effects of the SCE lattice tower and proposed WTF.
- The proposed project will have negative impacts on the surrounding trails and the Red-tailed Hawk.

The issues raised by the opposition were addressed by the Regional Planning Commission in the conditions of approval.

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